



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-23
DATE: August 13, 2015
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Residential-Styled Office Use

APPLICANT: Tommie & Ruby Montgomery Trust
LOCATION: SE Corner of N. Berry Road and West Robinson Street
WARD: 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider development of a residential-styled office use. This property is currently zoned R-1, Single Family Dwelling District, and a change of zoning will be required to RO, Residence-Office District.

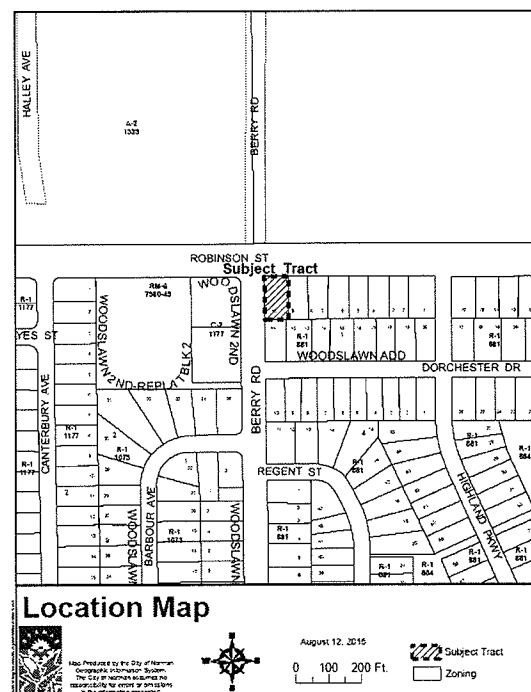
Please join us for a Pre-Development discussion of this proposal on Thursday, August 27, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 15-23

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Tommie & Ruby Montgomery Trust	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive, Norman, OK 73069
EMAIL ADDRESS c/o Atty Sean Paul Rieger, sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Atty Sean Paul Rieger, 405-329-6070 BEST TIME TO CALL: business hours, M-F, 8-5

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 at SE corner of N. Berry Road and W. Robinson St.

and containing approximately 0.18 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):
 For a residential styled office use under R-O, Residence-Office District zoning.

This proposed development will necessitate (check all that apply): <input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>RD, Residential Office</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>R-1, Single-Family</u> Current Plan Designation: <u>Low Density Residential</u>	Concurrent Planning Commission Review Requested: <u>no</u> Received on: <u>7-30-15</u> at <u>11:58</u> a.m./p.m. by <u>mt</u>
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SEAN PAUL RIEGER
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FACSIMILE: 405.329.7103

31 July 2015

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

**RE: Pre-Development Written Description of Project
SE corner of N. Berry Road and W. Robinson Street**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Rezoning and 2025 Plan Change. The property is currently zoned R-1 Single Family District, and is 2025 Planned Low Density residential. We seek to rezone to R-O Residence-Office District zoning, and 2025 Plan change to office.

This parcel has sat vacant on this corner for decades and is unlikely to develop as an R-1 single family parcel. Traffic on this corridor is shown by ACOG as 30,000 vehicles per day on Robinson and 8,200 on Berry. Thus it is simply too intense to support a residential single family use on the corner. In an effort to maintain a residential scale and feel, the Applicant seeks to rezone to the R-O district and improve the property for a professional small office building. The use would be compatible with its surroundings in being appropriate as a buffer between a very busy corner and a residential neighborhood.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC

A large, stylized handwritten signature in black ink, appearing to read 'Sean Paul Rieger', is written over a horizontal line.

By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

DEERY ROAD
North

